

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kelley Frazier, Planning Technician
DATE: June 19, 2014
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 14, 2014 Plan Commission meeting.

PLAT

Replat – Restaurant Headquarters Addition
Preliminary Plat – Caste Point Addition Phase 2
Replat – Eastgate Business Park No. 1 Addition

VARIANCES

1. Consideration of the application of **Firewheel Christian Academy**, requesting approval of a variance to the SH 190 Development Standards regarding the use of metal as a building façade material on property zoned Agriculture (AG) District. The property is located at 5500 Lavon Drive. (File SH 14-02) (District 7)

ZONING

1. Consideration of the application of **Sargent Design**, requesting approval of 1) an amendment to Planned Development District (93-10) for Complex for the Elderly, 2) a Detail Plan for Independent Living Facility, and 3) variances to the Senior Living and Related Facilities Standards, including to Section 34.51.D (4) to reduce the required setback from a residential district, Section 34.52 regarding screening and landscaping and Section 34.51(E) regarding covered parking. The property is located at 2101 West Walnut Street. (File 14-17) (District 8)
2. Consideration of the application of **K. P. A. Consulting Inc**, requesting approval of a change of zoning from Agriculture (AG) District to a Planned Development District for Single Family and a Detail Plan for Single Family Homes. The property is located northwest of East Campbell Road and East Brand Road. (File 14-19) (District 1)
3. Consideration of the application of **Primax Properties**, requesting approval of 1) an Amendment to Planned Development (86-1) District for General Business Uses and 2) a Detail Plan for Retail Sales/Personal Service. The property is located between 4460 and 4420 Plano Road. (File 14-27) (District 6)
4. Consideration of the application of **Eric Johnson**, requesting approval of an amendment of Planned Development (10-31) District and a Revised Concept Plan to allow for one Single Family Dwelling Unit. The property is located 1080 East Campbell Road. (File 14-28) (District 1)

5. Consideration of the application of **Linear Architecture**, requesting approval of a Specific Use Permit for Restaurant with Drive Through and variances to the SH 190 Development Standards regarding building façade materials and signage on property zoned Freeway (FW) District. The property is located at 5235 North Garland Avenue. (File 14-29)(District 1)